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November 7, 2025

To whom it may concern:

Company: Mitsui Fudosan Co., Ltd.
Representative: Takashi Ueda
(President & Chief Executive Officer)
Securities Code: 8801 (Prime Market, TSE)
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Notice Concerning the Determination of Share Repurchase

(Repurchase of Shares under Articles of Incorporation pursuant to Article 165, Paragraph 3 of the Companies Act)

Mitsui Fudosan Co., Ltd. (the "Company") hereby announces that the Company resolved to repurchase its own shares under Article 156 which is applicable in accordance with Article 165, Paragraph 3 of the Companies Act, at the board of directors' meeting held on November 7, 2025. Brief details are provided as follows.

1. Reasons for the repurchase of own shares

To enhance returns to shareholders, based on the shareholder return policy in the Group long-term vision "& INNOVATION 2030", and as part of the Company's flexible and continuous capital policy.

Furthermore, the Company has acquired approximately 2 billion yen of treasury shares by the end of October 2025, out of the maximum amount of 45 billion yen approved at the board of directors' meeting on February 7, 2025.

After the completion of the acquisition mentioned above, the 57 billion yen acquisition of treasury shares approved today will be commenced.

For details, please refer to the "Notice Concerning the Determination of Share Repurchase" announced on February 7, 2025.

2. Details of Matters Concerning Repurchase

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|-----|---|--|
| (1) | Class of shares to be repurchased: | Common shares |
| (2) | Total number of shares to be repurchased: | 60,000,000 shares (Maximum)
(2.2% of issued shares (excluding treasury shares)) |
| (3) | Aggregate repurchase price: | 57 billion yen (Maximum) |
| (4) | Period of repurchase: | From December 1, 2025 to March 31, 2026 |
| (5) | Method of repurchase: | Open market purchase at Tokyo Stock Exchange |

(Reference) The status of treasury shares as of October 31, 2025:

Total number of shares outstanding (excluding treasury shares):	2,772,436,104 shares
Number of treasury shares:	9,753,607 shares